011.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,700 / 829,700
					USE VALUE:	829,700 / 829,700
					ASSESSED:	829,700 / 829,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPHENSON KIMBERLY A
Owner 2:	LEACH CRAIG J
Owner 3:	
Street 1:	18 LOMBARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STEPHENSON KIMBERLY A -
Owner 2:	M/T LEACH KIMBERLY & CRAIG -
Street 1:	18 LOMBARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2107 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3500.000	354,700	2,500	472,500	829,700
Total Card	0.080	354,700	2,500	472,500	829,700
Total Parcel	0.080	354,700	2,500	472,500	829,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.75 | /Parcel: 393.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

8850

GIS Ref

GIS Ref

Insp Date

03/10/18

!1002!

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,600	2500	3,500.	472,500	829,600	829,600	Year End Roll	12/18/2019
2019	101	FV	283,600	2500	3,500.	498,800	784,900	784,900	Year End Roll	1/3/2019
2018	101	FV	275,400	2500	3,500.	367,500	645,400	645,400	Year End Roll	12/20/2017
2017	101	FV	275,400	2500	3,500.	351,800	629,700	629,700	Year End Roll	1/3/2017
2016	101	FV	275,400	2500	3,500.	325,500	603,400	603,400	Year End	1/4/2016
2015	101	FV	268,600	2500	3,500.	273,000	544,100	544,100	Year End Roll	12/11/2014
2014	101	FV	268,600	2500	3,500.	266,700	537,800	537,800	Year End Roll	12/16/2013
2013	101	FV	268,600	2500	3,500.	254,100	525,200	525,200		12/13/2012

PRINT

Date	Time
12/10/20	16:41:20

LAST REV

Date	Time
04/19/18	14:29:49

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEPHENSON KIMB	41229-387		10/20/2003	Family	1	No	No		
D`AMORE JEANNE	26942-570		12/27/1996		199,000	No	No		Y

USER DEFINED

Prior Id # 1:	8850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2018	748	Re-Roof	10,250	C				
5/11/2009	332	New Wind	29,820					

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Inspected	BS	Barbara S
2/17/2018	MEAS&NOTICE	BS	Barbara S
5/14/2009	Measured	372	PATRIOT
11/17/2008	Meas/Inspect	189	PATRIOT
9/24/1999	Meas/Inspect	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3500		Sq. Ft.	Site		0	90.	1.50	10									472,500						472,500	

Total AC/HA: 0.08035 | Total SF/SM: 3500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 472,500 | Spl Credit | Total: 472,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26793790
Const Adj.:	1.00969899
Adj $ / SQ:	160.029
Other Features:	66500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481924
Depreciation:	127228
Depreciated Total:	354696

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

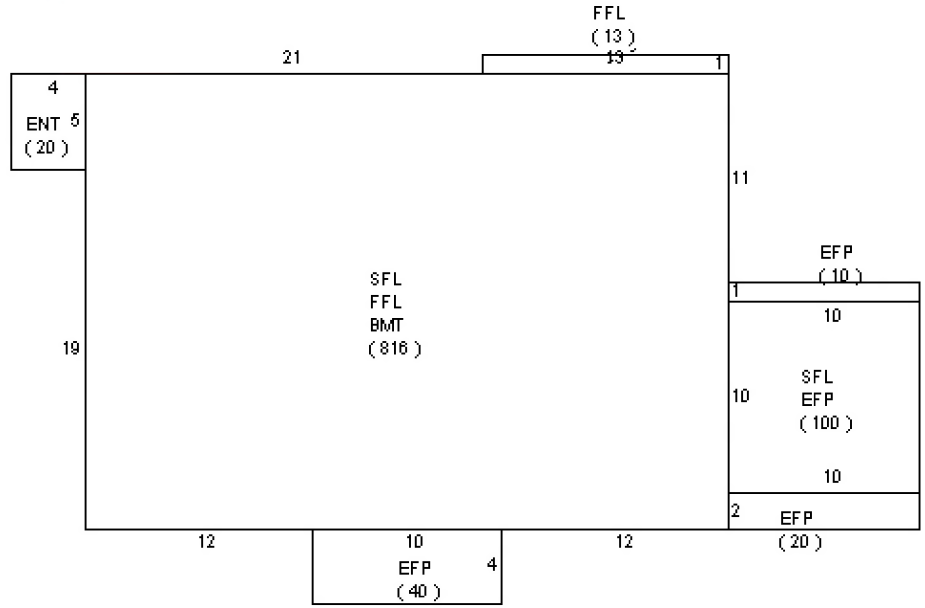
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.64
Special Features:	0	Val/Su Net:	131.13
Final Total:	354700	Val/Su SzAd	208.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	870	160.030	139,258
FFL	First Floor	829	160.030	132,664
BMT	Basement	816	63.610	51,907
EFP	Enclos Porch	170	43.660	7,422
ENT	ENTRY	20	26.660	533

Net Sketched Area:	2,705			Total:	331,784
Size Ad	1699.2000	Gross Are	2751	FinArea	2107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	F	FR	1954	24.86	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500